

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 HEATHCOTE ROAD MANOR LAKES VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 AMPELON STREET MANOR LAKES VIC 3024	\$600,000	05-Feb-24
1149 ISON ROAD MANOR LAKES VIC 3024	\$590,000	10-Oct-23
5 WOBURN CRESCENT MANOR LAKES VIC 3024	\$580,000	14-Feb-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 March 2024

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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1 AMPELON STREET MANOR LAKES VIC 3024

 3  2  2

Sold Price

^{RS}

\$600,000

Sold Date

05-Feb-24

Distance

0.17km



1149 ISON ROAD MANOR LAKES VIC 3024

 3  2  2

Sold Price

\$590,000

Sold Date

10-Oct-23

Distance

0.34km



5 WOBURN CRESCENT MANOR LAKES VIC 3024

 3  2  -

Sold Price

\$580,000

Sold Date

14-Feb-24

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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